

INITIATIVE MEASURE TO BE SUBMITTED DIRECTLY TO THE VOTERS

The City Attorney has prepared the following title and summary of the chief purpose and points of the proposed measure:

ADOPTION OF A SPECIFIC PLAN FOR DEVELOPMENT OF THE MARYMOUNT COLLEGE CAMPUS AT 30800 PALOS VERDES DRIVE EAST IN THE CITY OF RANCHO PALOS VERDES AND RELATED GENERAL PLAN AND ZONING ORDINANCE AMENDMENTS.

The Specific Plan proposed by this initiative would allow Marymount College to improve facilities on its 24.57-acre campus, change operational aspects of the College and amend the City's General Plan and Zoning Ordinances.

Facility Improvements

Facility improvements include renovating four existing buildings (auditorium/fine arts studio, faculty office, student union, and administration buildings) and constructing six new buildings (two dormitories and a gallery connecting them, library, maintenance building, and athletic facility). The Specific Plan would authorize 210,254 square feet of building area, which is a net increase of 117,986 square feet beyond the 92,268 square feet presently existing. The dormitories would accommodate up to 128 rooms with a maximum occupancy of 255. The Specific Plan would allow relocation of athletic facilities from the east to the west side of the Campus. The Campus entry and parking area would be reconfigured to provide 463 on-site parking spaces. The south-facing slope of the Campus would remain undeveloped.

Campus Operations

The initiative would permit dormitories with quiet hours between 10:00 p.m. and 7:00 a.m., allow four-year degree programs, and intercollegiate athletic activities and events. The initiative would impose certain "Campus Requirements" intended to address land use compatibility issues between the Campus and adjacent residential neighborhoods. Examples of "Campus Requirements" include an enrollment limit of 793 part-time and full-time students for all non-summer terms, a limit of 150 students in weekend and night class degree programs, a limit of 600 on the total number of students in all weekday summer education programs, and allowing no more than 655 fixed student seats. Further, the initiative would allow the College to continue all current activities including college preparatory classes, preschool and other educational programs, religious services, cultural events, intramural and intercollegiate athletic

competitions, summer youth programs, community programs, and special events.

General Plan and Zoning Amendments

The initiative would amend the City's General Plan to: include the Campus Specific Plan; revise Housing Activity Policy 11 regarding control of natural terrain alterations to also allow restoration of previously modified terrain; and make other technical revisions.

The initiative would amend the current zoning to create the Campus Specific Plan designation for the Campus. The ordinance would establish permitted uses, development standards, conditions and limitations, amend the zoning map, and establish that the Specific Plan provisions shall supercede any inconsistent provisions of the Municipal Code and prior City land use decisions regarding the Campus.

If the initiative is adopted, development consistent with the Specific Plan, including minor deviations of less than 5%, could proceed with ministerial permits and approvals that would not be subject to a public hearing process or the requirements of the California Environmental Quality Act. Substantial changes, generally defined as deviations from development standards by more than 5%, would require either approval by the City through its discretionary processes or voter approval.

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